

SCOTTSDALE

PLANNING COMMISSION MEETING

MEETING NOTICE AND AGENDA



PLANNING COMMISSION

Paul Alessio, Chairman
Prescott Smith, Vice Chair
Larry S. Kush

Kevin Bollinger
Christian Serena
Ali Fakih

Wednesday, April 24, 2019

5:00 P.M.

MARKED

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:01 p.m.

Roll Call – All Present

Minutes

1. Approval of the April 10, 2019 [Regular Meeting Minutes](#), including [Study Session](#)
Item No. 1: Approved 5-0; Motion by Vice Chair Smith, 2nd by Commissioner Serena.

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Consent Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

CONSENT AGENDA

2. [3-ZN-2017 \(Deer Valley Townhomes\)](#)
Request by applicant for a zoning map amendment, for a +/-1-acre site (212-02-010E), from the Planned Convenience Center (PCoC) district, to the Medium Density Residential (R-3) district, to allow for the development of a 9-unit, townhome community, located on the northwest corner of E. Deer Valley Road and N. Miller Road, at 21818 N. Miller Road. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Masuda Yasmin, 602-265-1891 x208.**
3. [16-UP-2018 \(The Living Room Gainey Ranch\)](#)
Request by applicant for approval of a Conditional Use Permit for live entertainment in a +/- 9670 sqft. restaurant located at 8977 N. Scottsdale Rd suite 500 with Central Business Planned Community District (C-2 PCD) zoning. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Tony Eden, 480-244-3573.**

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Move to make a recommendation to City Council for approval of 3-ZN-2017 and 16-UP-2018 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, finding that the Zoning District Map and amendments are consistent and conform with the adopted General Plan, and after determining that the Conditional Use Permit criteria have been met. 2nd by Commissioner Bollinger.

REGULAR AGENDA

4. [4-ZN-2018 & 2-II-2018 \(The Goldwater\)](#)

Request by owner for approve of an Infill Incentive District application and Zoning District Map Amendment from Downtown/Residential Hotel-Type 2, Downtown Overlay (D/RH-2, DO) to Downtown/Downtown Multiple Use - Type 2 Planned Block Development Overlay, Downtown Overlay (D/DMU-2, PBD, DO) zoning including a development plan with amended development standards, for a mixed use development with a building height of 70 feet on a +/-1.19-acre site located at 7000 E. 4th Street. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Robert A. Ballard, 480-203-8661.**

5. [5-AB-2018 \(The Goldwater Abandonment\)](#)

Request by owner to abandon ten feet of right of way located on the north half E. 4th St. and a portion of N. 70th Street for the property located at 7000 E. 4th St., currently zoned Downtown/Residential Hotel-Type 2, Downtown Overlay (D/RH-2, DO) zoning located at 7000 E. 4th Street. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Robert A. Ballard, 480-203-8661.**

- **Items No 4 & 5: Move Cases 4-ZN-2018, 2-II-2018, & 5-AB-2018 from Consent Agenda to Regular Agenda**
- **Move to make a recommendation to City Council for approval of cases 4-ZN-2018, 2-II-2018 & 5-AB-2018 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Planned Block Development Overlay criteria and Infill Incentive Plan Criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan and the adopted Old Town Character Area Plan, and based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Bollinger.**

6. [Public Involvement](#)

Possible recommendation to City Council regarding current public involvement practices for zoning and other development related cases. Staff contact person is Tim Curtis, 480-312-2812.

Move to make a recommendation to City Council to review the public outreach process as it relates to Planning and Zoning by a vote of 5-1: Vice Chair Smith dissenting. Motion by Commissioner Serena, 2nd by Commissioner Fakih

Adjournment – 6:45 p.m.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767).

REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).